

Summary of streetscape amendments proposal

1. Formalize the location of pavement, turning lanes, medians, utilities, street trees, sidewalks, and landscaping in 120'/130' wide major streets: insert language and graphics in Design Standards describing the standard for arterial streets in developing areas (60 feet to centerline, with additional 10 feet for right turn lanes where required). Currently the Subdivision Ordinance only references the 120 foot standard as specified in the Comprehensive Plan).

2. Reduce front yard setbacks: establish a *minimum front yard setback from the street right-of-way line, regardless of right-of-way width, of 20 feet* for buildings, driving aisles and parking in commercial/industrial zoning districts (B2, B5, H1, H2, H3, H4, I2, I3) which currently have requirements of 25-50 feet.

3. Proposed new landscaping/screening standards (applicable to all new development and to extensions into front yard areas which are reduced by these amendments):

- Plantings required to meet screening requirements along the rear of double-frontage residential lots that back up to major streets (if fences are used, they must be “softened” by plantings at 30 percent density between 0-10 feet in height; plantings must be on street side of fence.).
- Openings in fences along the rear of these double-frontage lots for access to maintain the arterial street right of way (one per lot or joint access for two lots), unless a property association is made responsible for the maintenance.
- Increased density of parking lot screening (from 60 percent currently to 90 percent between 2-4 feet in height) along all streets, same as current requirements for rear and side yards; and eliminate the current provision that allows density to be reduced with increased setback (10 percent reduction for each 10 feet of setback).
- Parking lot screening requirement extended to drive aisles (e.g. in front of parking spaces, drive-through lanes, gas fueling areas, etc.).

Screening required of trash receptacles, recycling bins, open storage, and loading areas and ground floor mechanical equipment.

The above items are required to be screened if they are located within 150' of street right-of-way and within the public view or abutting a residential district. The screen shall be landscaping or a combination of a fence and landscaping.

If fences are used it shall be softened by landscaping at 30 percent density between 0-10 feet in height.

Landscape screening shall be 60 percent density between 0-10 feet in height.

- Minimum 6 foot front yard strip for landscaping and screening in older business districts (B1, H1-2-3),

- Street trees planted in arterial right of way rather than private land wherever area is sufficient (currently required to be planted on private property).

- Increased density of parking lot trees from 1 tree/10,000 square feet of parking area (1/33 spaces) to 1/6,000 (1/20 spaces), require these to be “shade” trees, formalize the informal policy that trees on the perimeter of parking lots, within 8 feet of paved area, are credited ½ toward the parking tree lot requirement, *but do not require a minimum percentage to be in internal “islands”*.

-Decrease the density of building coverage trees from four(4) trees per 10,000 s.f. of building coverage to three (3) trees per 10,000 s.f. of building coverage. This only applies in the O-3, B-2, B-5, I-2 and I-3 districts and Churches in the R-1 through R-4 districts.

-*Require a financial guarantee or signed landscape contract to be submitted to City if landscaping is not installed by the time of final building inspection, to ensure eventual installation.*

- Adopt new standards developed by Park Department for landscape materials and specifications in public right-of-way.

4. Allow waivers of the landscape/screening standards, and all other waivers, to be approved administratively by the Planning Director or other appropriate city department director.